BILL GARRETT, Davidson County
Trans:T20150047990 DEEDWARR
Recvd: 06/17/15 08:28 3 pgs
Fees:18.00 Taxes:3163.50
20150617-0057472

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32435-05-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ben Shuster and Brooke Shuster 3709 Whitland Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 104 09 0 222 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Cox and wife Joy Cox** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Benjamin Hiram Shuster and Constance Brook Shuster, Husband and Wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3709 Whitland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 12th day of June, 2015.

Charles Cox

Joy Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Cox and Joy Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2015.



Notary Public

My Commission Expires:

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Myrtlewood, a resubdivision by Bransford Realty Company of part of the S.W. Berger Property as of record in Plat Book 547, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Cox and wife, Joy Cox by deed dated September 30, 2008 from Matthew K. White and wife, Jana S. White, of record in Instrument No. 20081002-0100278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104 09 0 222 00.
2. All matters appearing on the Plan of record as Book 547, page 106, Register's Office for Davidson County, Tennessee.